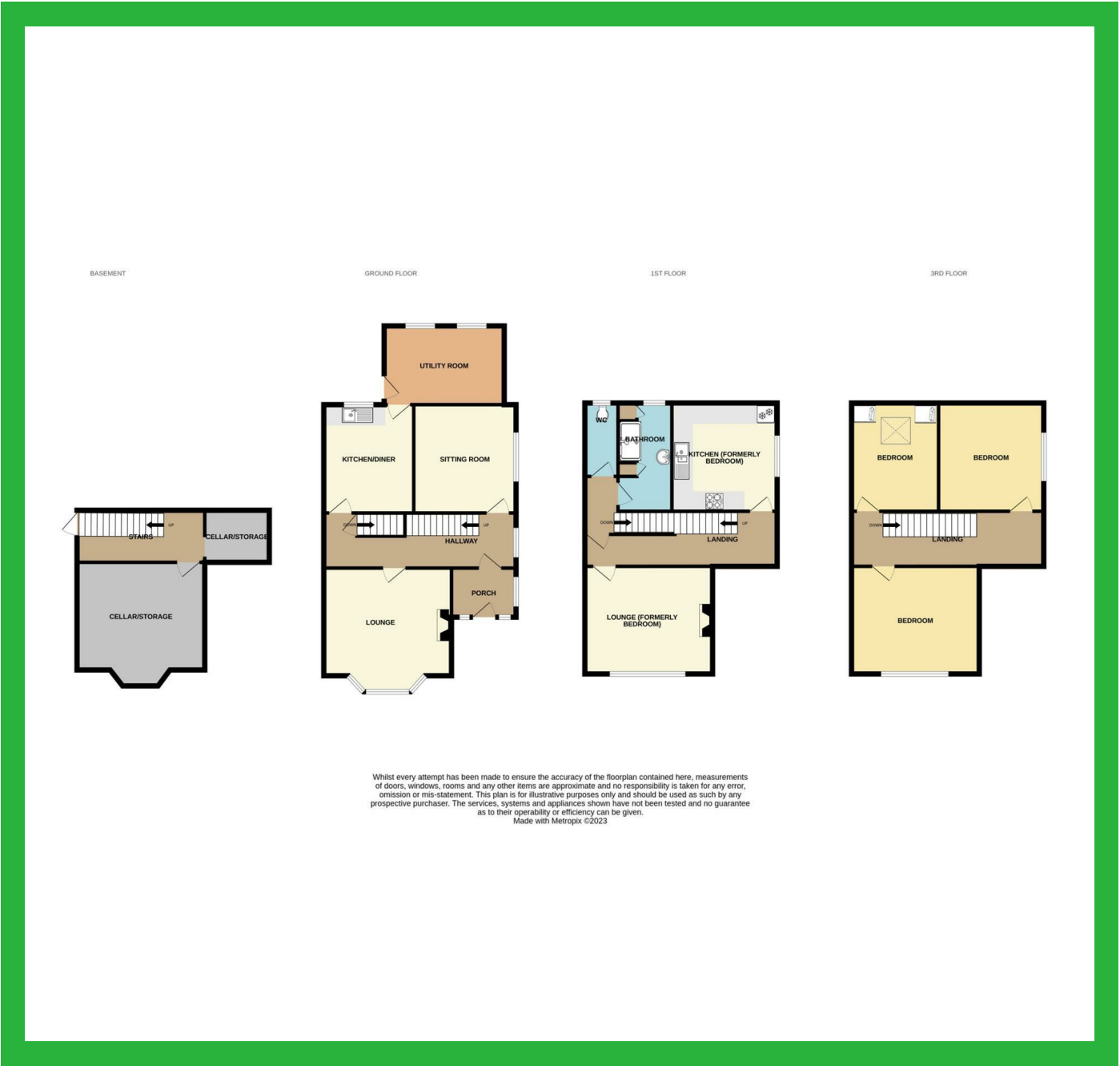




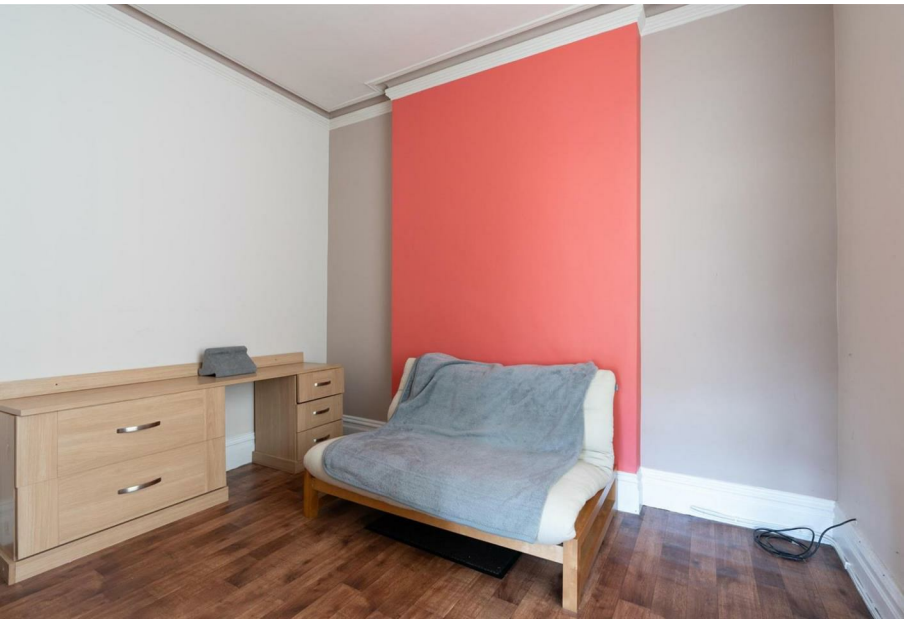
Crowther|Key

SALES

£275,000

4

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51 South Avenue
Buxton SK17 6NQ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk



Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

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NO CHAIN! Very well situated within close proximity to Buxton Market place an excellent sized 4 bedroom Semi-detached property over 4 floors including a Cellar. Formerly a 5 bedroom house having been adapted over the years to form an extra Kitchen and Lounge on the 3rd floor and benefit from extremely spacious living accommodation.

Full description

NO CHAIN! Very well situated within close proximity to Buxton Market place an excellent sized 4 bedroom Semi-detached property over 4 floors including a Cellar. Formerly a 5 bedroom house having been adapted over the years to form an extra Kitchen and Lounge on the 3rd floor and benefit from extremely spacious living accommodation. Porch Hall Stairs to first floor, radiator, built in cupboard.

Dining Room

(12ft 2in x 11ft 5in)

UPVC window, double radiator.

Lounge

(14ft 5in x 14ft)

UPVC Bay window with window seat, living flame gas fire, double radiator.

Kitchen

(12ft x 8ft 2in)

Floor units and round edged work tops, inset sink unit, built in cupboards, radiator, UPVC window.

Rear room

(13ft 4in x 7ft 6in)

UPVC door, radiator. Cellar Shower Room Large shower enclosure, wash hand basin in vanity unit, chrome heated towel radiator, radiator, UPVC window, built in cupboards, boiler cupboard with Alpha combi boiler.

Separate WC Low flush wc, double radiator, UPVC window.

Bedroom/Lounge

(14ft x 11ft 10in)

Living flame gas fire, double radiator, 2 UPVC windows.

Landing UPVC window, radiator, built in cupboard.

Kitchen

(formerly a Bedroom 11ft 7in x 11ft 6in)

Floor units with round edged worktops, wall cupboards, 4 rings ceramic hob, extractor hood, built under oven, plumbing for washing machine & dishwasher, integrated fridge freezer, stainless steel sink unit, UPVC window double radiator.

Bedroom

(12ft 1in x 9ft 2in) Velux window, radiator, built in cupboard.

Bedroom

(13ft 1in x 12ft) UPVC window, radiator, fitted wardrobe along 1 wall, fitted dressing table unit.

Landing

Bedroom

(12ft 1in x 11ft 8in) UPVC window, double radiator.

Outside

Enclosed paved front yard with